

**Hantman and Associates**

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**Hantman and Associates****Richard Xia**

**Balance** \$73,510.00  
**Invoice #** 00117  
**Invoice Date** August 8, 2024  
**Payment Terms** Due on Receipt  
**Due Date** August 08, 2024

**SECURITIES AND EXCHANGE COMMISSION Plaintiff, v RICHARD XIA, a/k/a YI XIA, et al.  
and JULIA YUE, a/k/a JIQUING YUE, et al., Relief Defendants.**

For services rendered between  
August 08, 2024 and February 14, 2025

**Time Entries**

Date	EE	Activity	Description	Rate	Hours	Line Total
08/08/2024	QW	Review	Reviewing order re Guartan v. X&Y Development and drafting letter to the opposing counsel	\$250.00	1.5	\$375.00
08/08/2024	RH	Review	Review docket sheet and review overview of pending issues and communication Ford and review with QW	\$500.00	2.5	\$1,250.00
08/12/2024	QW	Communication	Communication with client and client's employee re receivership responses	\$250.00	0.8	\$200.00
08/14/2024	QW	Communication	Communication with client's employee regarding berm maintenance meeting	\$250.00	0.9	\$225.00
08/15/2024	QW	meeting	Meeting with client's employee regarding declaration against receiver non-compliance letter	\$250.00	3.8	\$950.00
08/18/2024	QW	Draft	Drafting declaration against receiver's non-compliance letter	\$250.00	3.0	\$750.00
08/19/2024	QW	Telephone Conference	Client call re receivership conference 8/27	\$250.00	0.5	\$125.00
08/20/2024	QW	Document	Editing declarations against receiver's non-compliance letter	\$250.00	1.0	\$250.00
08/20/2024	MW	Review	Revisions to declarations	\$500.00	0.5	\$250.00
08/23/2024	QW	Documents	Editing Richard declaration against Receiver letter (1.5); communicating with Richard re letter response to receiver's non-compliance letter (0.25)	\$250.00	1.8	\$450.00
08/24/2024	QW	Document Preparation	Editing Richard declaration based on his own comments (0.67); drafting response letter to CTBC receiver's letter (2.33)	\$250.00	3.0	\$750.00

08/26/2024	QW	Document Preparation	Finalizing letter and draft declaration (1.5); call with client and his employees re status conference and interest issues (0.5+1)	\$250.00	3.0	\$750.00
08/26/2024	RH	Review	Revisions to declarations	\$500.00	0.5	\$250.00
08/27/2024	QW	Conference	Attending status conference virtually (1); communication with Richard and his employee re post-conference follow up and distributor updates and preparing for receivership updates with tenants (3)	\$250.00	4.0	\$1,000.00
08/27/2024	RH	Conference	Attending status conference virtually	\$500.00	1.0	\$500.00
08/29/2024	QW	Communication	Communications with client and employee re recent updates	\$250.00	1.0	\$250.00
08/30/2024	QW	Communication	Communication with Richard's employees re next steps on multiple pending matters	\$250.00	3.0	\$750.00
09/04/2024	RH	meeting	Meeting with Simon re taking out bank and later call R X and follow up Receiver	\$500.00	1.4	\$700.00
09/16/2024	QW	Administrative	Personally serving notices to tenants at 140-22 Beech Ave Flushing	\$250.00	3.0	\$750.00
09/16/2024	QW	Conference	Attending settlement conference at EDNY and participating in internal discussions with co-counsel and client re settlement amount	\$250.00	4.0	\$1,000.00
09/16/2024	RH	Conference	Attending settlement conference at EDNY	\$500.00	4.0	\$2,000.00
09/19/2024	QW	Call	Finalizing payoff notice to CTBC counsel and calling client.	\$250.00	1.5	\$375.00
09/20/2024	QW	Communication	Communication with client re payoff letter and misc. pending matters	\$250.00	0.3	\$75.00
09/30/2024	QW	meeting	Meeting with Bank counsel to strategize Responses to CTBC and receiver	\$250.00	1.7	\$425.00
09/30/2024	QW	Document Preparation	Finalizing ROG and production response (1.5); writing internal memo (1.17)	\$250.00	2.7	\$675.00
09/30/2024	QW	meeting	Meeting with Bank counsel to strategize responses to CTBC and receiver	\$250.00	1.7	\$425.00
10/02/2024	QW	Communication	Communication with receiver and client re secured units documents	\$250.00	1.0	\$250.00
10/02/2024	QW	Communication	Communication with opposing counsel and revising joint status update to court (1); internal communication re productions (0.25)	\$250.00	1.3	\$325.00
10/07/2024	QW	Communication	Communications with client and employee re court order for status conference and updated deadlines on misc. matters related to the projects	\$250.00	1.5	\$375.00
10/08/2024	QW	Communication	Communication with co-counsel re EB5 fees	\$250.00	0.3	\$75.00
10/12/2024	QW	Communication	Communication with client re CTBC payoff and reinstatement of commercial real estate mortgages (0.75); legal research on NYS commercial real estate mortgage reinstatement (1)	\$250.00	1.8	\$450.00
10/14/2024	QW	Communication	Internal communications and calls with client re miscellaneous items (2)	\$250.00	2.0	\$500.00
10/15/2024	QW	Communication	Internal communications and calls with client re miscellaneous items (2)	\$250.00	2.3	\$575.00
10/22/2024	RH	correspondence	Email from Richard X re CTBC calculation sheets	\$500.00	0.2	\$100.00
10/28/2024	QW	Communication	Communications with client and client's employee re SEC compliance items (1); drafting letter update to court re SEC allegation (1)	\$250.00	2.0	\$500.00

10/29/2024	QW	Communication	Communications with client re SEC objection to immigration counsel's attorney fees (0.5); drafting letter update to court (1.5); drafting motion for extension to respond to monitor's fee request (0.5)	\$250.00	2.5	\$625.00
10/30/2024	QW	Telephone Conference	Contacting CTBC and Global Law Group in response to the court's order authorizing payment (0.91); comms with client re other compliance items (0.5); editing draft certifications for SEC (0.75)	\$250.00	2.2	\$550.00
10/31/2024	QW	Telephone Conference	Calls with client and employee regarding compliance items (0.75); communications with SEC re compliance (0.25)	\$250.00	1.0	\$250.00
11/01/2024	QW	Telephone Conference	Calls with client and co-counsel re CTBC payoff settlement (1); Meeting with SEC re certifications (0.67); Legal research re CTBC failing to roll over CD payments (2)	\$250.00	3.7	\$925.00
11/02/2024	QW	Telephone Conference	Calls with Matthew and client re CTBC payoff (1) and reviewing CD agreements and spreadsheets (1)	\$250.00	2.0	\$500.00
11/04/2024	QW	Telephone Conference	Calls with client and employee regarding compliance items (2); drafting motion for fees re Global Law Group's service in preparing documents for Fleet's compliance with certifications, and response to monitor's fee application (5.5)	\$250.00	7.5	\$1,875.00
11/04/2024	RH	Conference	Conference with QW and follow up call Scott Peeler and follow up e mail	\$500.00	1.6	\$800.00
11/04/2024	RH	correspondence	Email from Richard Re: Obligation of CTBC Bank to Automatically Renew or Roll-Over CDs	\$500.00	0.2	\$100.00
11/05/2024	QW	Telephone Conference	Calls with client and co-counsel re CTBC payoff negotiation (3); preparing letter to the court re adjournment (0.5); comms with client's immigration counsel re invoices (0.5)	\$250.00	4.0	\$1,000.00
11/05/2024	RH	Telephone Conference	Telephone conference with QU, MS, RX, re Bank and Referee. review of e mails	\$500.00	2.0	\$1,000.00
11/06/2024	QC	Draft	Drafting letter updates and motion to court re Global's fees for 956G and transfer of Fleet filings and comms with clients and Robert re misc matters herein (15); Comms with CTBC counsel re compliance items for 11/8 conference (0.5)	\$250.00	15.5	\$3,875.00
11/06/2024	RH	Telephone Conference	Telephone conference with TCs QW, MS and RX SEC and Receiver issues and e mails	\$500.00	1.9	\$950.00
11/07/2024	QW	correspondence	Finalizing various letter filings re contempt hearing for co-counsel to file and forwarding mortgage copies to the SEC	\$250.00	4.5	\$1,125.00
11/07/2024	RH	Court	Preparation and court attendance Brooklyn	\$500.00	5.0	\$2,500.00
11/08/2024	QW	Preparation	Printing previous submissions and preparing for Robert (1.75); attending contempt hearing (4)	\$250.00	5.8	\$1,450.00
11/08/2024	RH	correspondence	Email from Richard Re: Xia with CTBC	\$500.00	0.2	\$100.00
11/09/2024	QW	Preparation	Preparing compliance items (Richard's affirmation etc.) and Global Law Group's invoice for VIII(b) of the Final Judgment	\$250.00	2.8	\$700.00
11/11/2024	QW	Communication	Finalizing and filing compliance items re contempt hearing (3.33); communications with client (0.5)	\$250.00	3.8	\$950.00
11/12/2024	QW	correspondence	Finalizing and filing medical notes under seal and letter update re Global's 956G attorney fees	\$250.00	2.2	\$550.00

11/13/2024	QW	correspondence	Editing Richard letter and declaration re CTBC items (1.75); compiling and forwarding compliance items for CTBC (1.5); calls with Global Law Group re fleet transfer atty fee motion and finalizing motion (0.67); reviewing monitor bills with Richard's employee (1); call with Robert re construction contractor (0.17)	\$250.00	5.1	\$1,275.00
11/13/2024	RH	Review	Review and revise Richard letter and proposed submissions	\$500.00	0.5	\$250.00
11/14/2024	QW	Review	Reviewing monitor bill with Richard's employee and recude to writing (2.5); Communications with receiver and submitting compliance items (1.33); drafting letter updates to court re Defendants' compliance and editing Richard declaration (0.5); communications with client (0.33)	\$250.00	4.5	\$1,125.00
11/14/2024	RH	Telephone Conference	Telephone conference monitor and conversations QW	\$500.00	1.0	\$500.00
11/15/2024	QW	Document	Finalizing and filing compliance items and Richard's letter/declaration	\$250.00	2.0	\$500.00
11/16/2024	QW	Draft	Drafting joint letter for monitor (0.5); communication with Global Law Group re additional documents per court order and case law research (1.33)	\$250.00	1.8	\$450.00
11/17/2024	RH	Draft	Draft of letter monitor	\$500.00	1.0	\$500.00
11/18/2024	QW	Research	Legal research for supporting documents for Global Law Group's fees (2); editing monitor letter per monitor's comments (0.5)	\$250.00	2.5	\$625.00
11/19/2024	QW	Draft	Drafting supporting declaration for Global Law Group's fees (4); editing monitor letter per monitor's comments (0.25); communication with Richard re compliance items and monitor letter (0.5); communication with Robert and drafting letter to court re compliance and vacating follow-up hearing on 11.25.24 (0.75)	\$250.00	5.5	\$1,375.00
11/19/2024	RH	Telephone Conference	Follow up QW and telephone conference Peeler	\$500.00	0.5	\$250.00
11/20/2024	QW	Telephone Conference	Call with SEC and client (1); call with Global Law Group re supporting documents (0.5); drafting letter re client's compliance and vacatur of hearing (0.5); communication with receiver's team re compliance items and keys to Secured Units (0.25)	\$250.00	2.5	\$625.00
11/21/2024	QW	Draft	Sending client keys to receiver via FedEx (0.5); drafting affidavits for receiver of Fleet and Richard and letter to court (0.75); call with Richard re compliance items (0.33)	\$250.00	1.6	\$400.00
11/22/2024	QW	Communication	Communication with client re SEC compliance items for VIII(b) of final judgment (4.5); Reviewing/Finalizing and filing compliance items to court under seal (5)	\$250.00	9.5	\$2,375.00
11/22/2024	RH	correspondence	Correspondence to and from SEC and telephone conference SEC and client and Global	\$500.00	1.6	\$800.00
11/22/2024	RH	Communication	Communication client and QW and review potential filings	\$500.00	0.9	\$450.00
11/23/2024	RH	correspondence	Email from Richard re introduction of Co-Counsel for SEC & CTBC Matters	\$500.00	0.3	\$150.00
11/25/2024	QW	Conference	Attending status conference (1.5); Communication with immigration counsel re amended order to release funds (0.5)	\$250.00	2.0	\$500.00
11/25/2024	RH	Conference	Preparation for and participation Zoom conference Fed CT	\$500.00	1.5	\$750.00

11/26/2024	QW	Draft	Drafting proposed order and coordinating filing with Nyall	\$250.00	1.0	\$250.00
11/26/2024	RH	Review	Review and preparing e mails SEC	\$500.00	0.5	\$250.00
11/26/2024	RH	Telephone Conference	Telephone conference with Matt Simon re Settlement Bank	\$500.00	0.4	\$200.00
11/28/2024	RH	Telephone Conference	Telephone conference with QW, communication Linda Wong	\$500.00	0.8	\$400.00
12/02/2024	NC	Draft	Drafting letter to Court re explicit inclusion of RR in Decision	\$400.00	1.5	\$600.00
12/03/2024	QW	Telephone Conference	Calls with Global law group and Robert re release of funds (0.5); drafting email and communications with CTBC counsel re same (0.5)	\$250.00	1.0	\$250.00
12/06/2024	RH	Communication	Email from Richard Xia Re: Fw: Finishing the Project	\$500.00	0.2	\$100.00
12/16/2024	RH	Communication	Email from Richard Xia Re: Discussion on Ownership and Management Structure for the Regional Center	\$500.00	0.2	\$100.00
12/18/2024	QW	Review	Reviewing distribution plan and proof of claim and drafting letter to Seiden (distributor) re improprieties and prejudice to Fleet and Xia	\$250.00	5.5	\$1,375.00
12/19/2024	QW	Conference	Attending conference with Leo and SEC	\$250.00	0.7	\$175.00
12/20/2024	QW	Draft	Calling Robert and co-counsel and drafting NOAs for Robert in Queens case (1); reviewing ConED affirmation and drafting email to opposing counsel (0.5)	\$250.00	1.5	\$375.00
12/23/2024	QW	Communication	Following up with ConED counsel via email	\$250.00	0.5	\$125.00
12/26/2024	QW	Research	Researching on consent judgment and 10B issue, analyzing the 956G requirements raised by GLG counsel, and emailing Richard for reminder (1); Drafting, finalizing and filing fee application for ConED fees (1.33);	\$250.00	2.3	\$575.00
12/30/2024	QW	Telephone Conference	Telephone conference with Richard and Fleet's employee re ConED payments and arrears (1); call with Robert and Monitor re ConED arrears and property taxes (0.5) Emails with SEC counsel re ConED issue and ConED counsel's lapses, emails with monitor/monitor's team re property taxes payment, and emails with CTBC counsel re property taxes payment (1); drafting and filing letter update to court re ConED payment issue (0.5)	\$250.00	3.0	\$750.00
01/02/2025	QW	Telephone Conference	Telephone conference with Richard's employee re ConED payment and article 78 proceedings for Eastern Mirage & Eastern Emerald (0.67); Emails to co-counsel re CTBC foreclosure action (0.25)	\$250.00	0.9	\$225.00
01/03/2025	QW	Telephone Conference	Telephone conference with FL counsel re Pro Hac Vice application in CTBC matter and Queens project	\$250.00	0.5	\$125.00
01/04/2025	RH	Telephone Conference	Telephone conference with Murry Hudson and Qitao re foreclose actions and Settlement	\$500.00	1.0	\$500.00
01/06/2025	QW	Telephone Conference	Telephone conference with Richard's employee re ConED bills, Monitor bills, Leo's update, and First Baptist pretrial conference (0.5); call with Richard re distribution misinformation and Monitor bills (0.5); Reviewing monitor email items re bills and article 78 for tomorrow's in-person meeting (1.1)	\$250.00	2.2	\$550.00

01/07/2025	QW	meeting	Meeting with monitor re outstanding items and misc. arrears for the projects (2); Calls with Richard's employee re ConED bills (0.25); Calls and email drafting & seiding with ConED counsel re late fee deduction (0.5); Conference call Robert and FL co-counsel re motion to extend deadline for disgorgement payments (0.5)	\$250.00	3.3	\$825.00
01/07/2025	RH	Conference	Conference with Peeler and associates	\$500.00	1.5	\$750.00
01/07/2025	RH	Conference	Conference with Murry Hudson re foreclosure case - finishing project	\$500.00	2.0	\$1,000.00
01/07/2025	RH	Telephone Conference	Telephone conference with lawyer Con Ed. Re bill	\$500.00	0.4	\$200.00
01/07/2025	RH	Telephone Conference	Telephone conference with Naffi finishing project	\$500.00	0.4	\$200.00
01/09/2025	QW	Communication	Communications with Richard's employees re ConED negotiation and property taxes (0.83); Email with monitor's team re misc. items re the projects' outstanding violations and CTBC contact (0.17); call with CTBC counsel re property tax wiring (0.25); call with Richard re same issues (0.25); revising letter to distributor (0.5)	\$250.00	2.0	\$500.00
01/10/2025	QW	Communication	Communication with Leo re SEC interactions (0.25); drafting wiring instruction for CTBC counsel re FedWire and ACH (0.75); internal communications, drafting and filing update to Court re transfer of ownership (0.67)	\$250.00	1.7	\$425.00
01/13/2025	QW	Document Preparation	Finalizing distributor letter and circulating to client and Robert for review (1); preparing reference number/memo for CTBC counsel re request for Mirage/Emerald's property taxes' transfer (0.75); call with Richard's employee re reference memo to CTBC bank (0.17)	\$250.00	1.9	\$475.00
01/13/2025	NC	Document Preparation	Receipt of plaintiff discovery, sending motion to amend documents to RJH	\$400.00	1.5	\$600.00
01/13/2025	RH	Review	Review and revised motion to amend documents	\$500.00	1.0	\$500.00
01/13/2025	NC	Document	Sending Opposing Discovery Demands and case update to team	\$400.00	0.8	\$320.00
01/15/2025	QW	Documents	Sending distributor letter/communications with his team (0.33); comms with FL counsel re Queens actions and sending relevant CD documents (0.33); Communications with CTBC counsel re property tax payment (0.5	\$250.00	1.2	\$300.00
01/17/2025	QW	Document Preparation	Finalizing letter	\$250.00	1.3	\$325.00
01/22/2025	QW	Communication	Communications with Richard's employee and CTBC attorney re property tax delay (0.5); communication with FL counsel re Queens foreclosure action and finalizing pleadings for filing (2.5); communications with Leo and his counsel re transfer of ownership (0.5)	\$250.00	3.5	\$875.00
01/22/2025	RH	Telephone Conference	Telephone conference with Client Naffi and Banjo Re Completion of project	\$500.00	0.4	\$200.00
01/22/2025	RH	Telephone Conference	Telephone conference with Naffi and Banjo re. Project	\$500.00	0.3	\$150.00
01/22/2025	NC	Communication	Email to Edlestien re information for Motion to Appeal	\$400.00	1.5	\$600.00



01/23/2025	RH	Conference	Conference with Murry Hudson re completion of Emerald project and US Capital and need for an extension Boca Raton	\$500.00	1.5	\$750.00
01/23/2025	NC	Communication	Discovery demands, emails to RJH re Gal motion for partial Summery Response	\$400.00	3.0	\$1,200.00
01/23/2025	RH	Review	Email from NC review and revised re Gal motion for partial Summery Response	\$500.00	1.0	\$500.00
01/24/2025	NC	Telephone Conference	Call with RJH re Discovery First Baptist	\$400.00	0.3	\$120.00
01/24/2025	RH	Telephone Conference	Call with NC re Discovery First Baptist	\$500.00	0.3	\$150.00
01/27/2025	QW	Conference	Conference call with monitor's associate to explain request for carve-out for Molina settlement (0.67); comms with Richard and distributor re additional info (0.25)	\$250.00	0.9	\$225.00
01/27/2025	NC	Review	Review of Appellate Motion First Baptist	\$400.00	0.8	\$320.00
01/27/2025	RH	Conference	Conference call with monitor's associate re misc items	\$500.00	0.9	\$450.00
01/28/2025	QW	Telephone Conference	Telephone conference with monitor re proposed carve-out (0.5); Call with John Leo re distributor items and fees and preparing documents he requested (0.5)	\$250.00	1.0	\$250.00
01/28/2025	RH	Telephone Conference	Telephone conference with S Peeler QW	\$500.00	0.5	\$250.00
01/28/2025	RH	Telephone Conference	Telephone conference with RX .re Sub contractor payments	\$500.00	0.5	\$250.00
01/29/2025	QW	Document	Summarizing outstanding items to be addressed by Richard's counsel US Capital and email to Richard	\$250.00	0.5	\$125.00
01/31/2025	QW	Draft	Drafting letter to court re Distributor's omission in distributor plan (0.5); reviewing (0.33)	\$250.00	0.3	\$75.00
02/03/2025	QW	Conference	Attending conference call re John Leo (1.17); revising letter to court re distributor (0.67); comms with Richard and Richard's employee for EB-5 investor's contact information (0.33)	\$250.00	2.2	\$550.00
02/04/2025	QW	Communication	Communications with Richard's employee and sending updated list of contact to distributor (0.17); Comms with Leo & his attorney regarding draft letter re distributor (0.33)	\$250.00	0.5	\$125.00
02/05/2025	QW	Document	Circulating letter to court re distributor's deficiency and filing (0.33); communications with Robert, Richard, and Fleet recipient re conference (0.5)	\$250.00	0.8	\$200.00
02/05/2025	RH	Communication	Communications with QW, Richard, and Fleet recipient re conference (0.5)	\$500.00	0.5	\$250.00
02/05/2025	RH	Review	Review of email from Richard to QU Re: Discuss Fleet RC and related entities	\$500.00	0.2	\$100.00
02/12/2025	QW	Conference	Attending SEC v. Xia status conference	\$250.00	1.5	\$375.00
02/14/2025	RH	Review	Review of email from QW re LP Contact List	\$500.00	0.5	\$250.00
02/14/2025	RH	Review	Review of email from QW re Securities and Exchange Commission v. Xia et al, Index No. 1:21-cv-05350 updated contact of all the EB-5 investors to the distribution administrator	\$500.00	0.5	\$250.00
02/14/2025	RH	Review	Review of email from John Leo re Securities Offered through Snowball Capital LLC- Member FINRA/SIPC	\$500.00	0.2	\$100.00
02/14/2025	RH	Review	Review of email from John Leo re investor List	\$500.00	0.2	\$100.00

Totals:

244.2

\$73,510.00

Time Entry Sub-Total:	\$73,510.00
<b>Sub-Total:</b>	\$73,510.00
<b>Total:</b>	\$73,510.00
<b>Amount Paid:</b>	\$0.00
<b>Balance Due:</b>	<b>\$73,510.00</b>